

COPY

EXHIBIT 12

# Summit Engineering & Survey, Inc.

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MAY 16 2019

PLANNING BOARD  
GRAFTON, MA

May 13, 2019

Planning Board  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

*via hand delivery*

Re: Waiver Request to accompany Application for Approval of  
Definitive Subdivision Plan  
Meadowbrook Manor  
15 Meadowbrook Road  
Assessors Map 67, Lot 11

Dear Members of the Board,

On behalf of our Client, Sugar Realty Trust, this office submits a Request for Waivers from the requirements of the Town of Grafton's Rules and Regulations Governing the Subdivision of Land as follows;

1. **3.3.2.1 Plan Sheets at 1" = 40'**  
Harm: Project Lotting plan and Existing Conditions Plan will fit on a 1"=50' scale plan. Strict compliance requires additional sheets to the plan set that do not impact the proposed development area. Legibility of the existing/proposed conditions is not impaired by the proposed scale change.  
Benefit: Reduction in plan set size for review and recording.
2. **3.3.4.1 Environmental and Community Impact Analysis**  
Harm: Due to the size of the development (3 lots total) and large size of the parcel, it is believed that the Environmental & Community impacts of the project will be minimal and the compilation of such an analysis will be superfluous for this submission.  
Benefit: Minimize submission document requirements and engineering/review costs.
3. **4.1.3.3 Minimum Tangent Length between Reverse Curves**  
Harm: Existing property line controls layout.  
Benefit: Not necessary to reconfigure southerly boundary.
4. **4.1.3.5 Property Lines at street intersections to be rounded or Cut Back**  
Harm: Existing property line controls layout.  
Benefit: Not necessary to reconfigure boundary line.
5. **4.1.3.7 Roadway and Right of Way Centerline to be Co-linear**

Harm: Existing property line and paved way control layout

Benefit: Not necessary to reconfigure southerly boundary. Can use existing pavement alignment to minimize reconstruction

6. **4.1.4.1 (a) Minimum Right of Way Width**

Harm: Existing property line controls layout. Development of full right of way width would make for undesirable lot layout. Additional right of way width would not enhance the ability to provide greater pavement width

Benefit: Able to utilize existing pavement section with minimal modification

7. **4.1.4.2 (a) Minimum Pavement Width**

Harm: Existing roadway pavement limits feasible widening. It only makes sense to widen to one side to a total width of 20 feet similar to common driveways or the other minimizing disturbance.

Benefit: Less disturbance to natural features, minimize impervious surfaces..

8. **4.1.5.3 Vertical Curve Requirements**

Harm: The grades and vertical curves exist along the existing roadway layout.

Benefit: Would not have to remove and regrade the roadway

9. **4.1.5.6 (a) Length of Required Leveling Area**

Harm: See 7

Benefit: See 7

10. **4.1.6.5 Provide Developable Roadway Easement from end of Turnaround to adjacent Property**

Harm: Roadway easement would be in excess of 650 feet long and traverse the property at 15 Meadowbrook Road and would not access an area which development would be feasible due to steep slopes along the side of Pigeon Hill.

Benefit: Would not reserving a stretch of land to nowhere

11. **4.2.1.2 Provide Granite Curbing**

Harm: Expensive to install, prevents open drainage concept for managing surface water runoff & treatment.

Benefit: Less expensive

12. **4.2.2 Bituminous Curb**

Harm: Concept involves open channel drainage. Curbs would not permit swale treatment of runoff.

Benefit: Permits open channel flow and less structures in the road.

13. **4.7.3.3 Public Water System connection with within 2,000 feet of public water supply.**

Harm: Public water supply is located within 2,000 feet of the development on Pigeon Hill and would require a cross country installation across private property that is not in control of the applicant. The installation of a waterline in public streets would require the installation of approximately 3,000 linear feet of a dead end line in order to service 3 proposed lots.

Benefit: Limits disturbance to existing roadways, prevents dead end service to water district. Is also in keeping with neighborhood requirements.

14. **4.7.6 Provide Street Lighting**

**Summit Engineering & Survey, Inc.**

**710 Main Street North Oxford MA 01537 (P) 508-987-8713 (F) 508-987-8714**

Harm: Existing rural setting without street lights. Serves only 3 single family dwellings.

Benefit: Less cost associated to operate/maintain

**15. 4.8.1 Monuments (Bounds)**

Harm: Granite bounds are expensive and cumbersome to install.

Benefit: Reinforced concrete can be found (if buried) using a metal detector

**16. 4.9.1 Provide 4 foot Sidewalk along Entire Length of Roadway**

Harm: Minimal area to install and serving 3 single family dwellings. Existing rural setting without walks. Walks do not exist on Meadowbrook road.

Benefit: Less long term maintenance, reduce impervious areas, maintain

**17. 4.9.4 Trees Planted on Both Sides outside Right of Way**

Harm: Existing property line restricts layout. Developer does not own any property south of the proposed street right of way.

Benefit: Would not have to reconfigure existing boundary lines.

The applicant wishes to maintain the existing horse farm and character of the property and surrounding neighborhood while providing 2 additional lots for family. The aforementioned list of waivers from the Subdivision bylaw meet these goals while keeping overall density of the property to a minimum.

We look forward to working with the Board and the other Town Offices on this project. Please do not hesitate to contact this office if you have any questions or require any additional information.

Respectfully Submitted,  
Summit Engineering & Survey, Inc.  
By:



Andrew Baum, PE

**Summit Engineering & Survey, Inc.**

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